

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	867 Lincoln Blvd.	Date:	July 9, 2015
Perm. Parcel No:	813-18-034	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Patrick Rollins	Maximum Occupancy:	5 persons
Mail to:	Bill Balcer	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially beside garage.

GARAGE:

1. Replace the overhead door with a new door.

EXTERIOR ITEMS:

1. Clean repair or replace all gutters and downspouts as needed. Especially on garage they must divert 3' from structures not to cause a nuisance.

GENERAL GARAGE ITEMS:

1. Install jack studs under new roof joist.

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
2. Secure electric box under kitchen sink.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line. Replace the gas valve at the hot water tank. Install a dirt leg on the gas piping to the hot water tank.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Install an air admittance valve under kitchen sink. Install correct no-hub fitting (steel back no-hub).

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
867 Lincoln Blvd.
Patrick Rollins
July 9, 2015

KITCHEN ITEMS:

1. Install a new gas valve on the stove supply line behind stove.

SECOND FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

1. Install a new smoke detector on the first and second floor levels and all sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)